Foreword

How the Report is Organized

Over the past two decades, Houston has undergone significant physical, economic and demographic changes. This Land Use and Demographic Report chronicles these changes, identifies possible trends for the future, and paints a picture of the implications of these changes and trends for the City of Houston, Texas. The **Demographic and Land Use Report** is organized to give the reader a broad understanding of Houston in relation to the nation, the state and the region, followed by a more in-depth picture of Houston demographics relative to specific geographic areas of the City. This *Foreword* provides information necessary to better understand the structure and major topics of the report. The *Executive Summary* provides an overview of the major findings in this report and the issues/implications of growth trends.

Chapter One: The Houston Setting includes historical background. *Chapter Two:How we Compare* compares Houston's demographics with the ten major cities in the U.S, the State's largest cities and with Harris County and the Houston Primary Metropolitan Statistical Area (PMSA). *Chapter Three: Citywide Demographics* provides a demographic profile of the City and the major changes and trends that have occurred in the last ten years by Study Area. (For the purposes of analysis, the City was divided into 15 Study Areas each of which contains several Super Neighborhoods. *Chapter Four: Citywide Land Use* presents an analysis by Study Area of the City's land use patterns and changes over the last 10 years. *Chapter Five: Study Area Profiles* presents detailed demographic information and analysis by individual Study Areas. The *Appendix* includes Data Explanations and Limitations, Land Use Categories, Super Neighborhoods by Study Areas, Tables and charts by Study Areas, Glossary and Bibliography.

How the Report was Prepared

The Land Use and Demographic Report was prepared using demographic and land use data obtained from the 1990 and 2000 U.S Census, the City of Houston 2000 Houston Land Use Inventory, Harris County Appraisal District (HCAD)'s 1990 and 2000 and other sources. Census information is collected every ten years. The 2000

US Census is the most recent survey. (For a more detailed explanation of source and data limitations, please see *Appendix A: Data Explanations and Limitations*.)

Demographics and land use are basic building blocks for assessing conditions about a city at any given point in time. Demography is the study of the vital statistics of human populations such as size, growth, density and distribution. The counting of these statistics is undertaken nation-wide every 10 years through the United States Census. Not only is the data used for taxation and representation purposes but it is now a vital part of planning for social services, infrastructure improvements, and other public and private ventures. The term Land Use describes the primary activity occurring on a piece of property based on a system of classification which identifies the category of use, such as commercial, residential, office, etc.

The overall picture of land use in the city, when displayed on a map, reveals distinct development patterns. This pattern is called the city's urban form. Among other things, a look at the city's urban form reveals where people live and where parks, stores, roads and jobs are located in relation to neighborhoods. Details on existing land use conditions provide the community with information it needs to set goals can then be used to develop the preferred urban form scenario, which helps the community to plan for the land, transportation and utilities requirements of its population.

Scope and Methodology

The Houston Primary Statistical Area (PMSA), as defined by the Bureau of the Census, includes the six county region of Chambers, Fort Bend, Harris, Liberty, Montgomery, and Waller Counties. Harris County includes most land in Houston's city limits and portions of Houston's Extra-Territorial Jurisdiction (ETJ), as well as smaller incorporated cities and villages. The Houston City limits contains all land legally recognized within the city's jurisdiction for the purposes of Taxation and regulatory authority. Houston's Study Areas are 15 geographic areas within the city limits established to manage information for this report. Study area boundaries were developed earlier by identifying existing neighborhoods and features such as roadways, railroads and bayous. Within

each of the Study Areas are contained the City's 88 Super Neighborhoods. These are the smallest areas of geography considered for this report. Maps produced for this document represent generalized patterns at the Study Area and Super neighborhood levels for both demographic and land use information.

The primary source of land use information in this report is the 2000 Harris County Appraisal District (HCAD) data, compiled to obtain current and accurate land use information for the city's planning initiatives. To provide a clearer picture of development patterns, HCAD land-use codes were condensed into twelve general land use categories: Single-family residential, Multi-family residential, Commercial, Office, Industrial, Transportation & Utilities, Public and Institutional, Parks & Open Space, Undeveloped, Agricultural, Roads, Open water, and Roads. The No Data category indicates that insufficient data was available to assign a land-use to particular properties. (For a more detailed description of the land-use codes see *Appendix D: Land Use Categories*).

Limitations of the data

For comparison purposes by Study Areas, the 1990 population characteristics were compiled under the City's boundaries as they exist in 2000. The resulting 1990 population numbers include the annexation of Kingwood and other areas. These annexations have increased the 1990 population (1,631,766) by approximately 73,500 people.

The 15 City of Houston's Study Areas (sub-areas of the City) are aggregates of Super neighborhoods. The geographic boundaries of each Super Neighborhood use major physical features (bayous, freeways, etc.) to group together smaller contiguous communities that share common physical characteristics, identity or infrastructure. The 2000 City boundaries have been used for aggregating Super Neighborhoods.

Incomes for 2000 have not been adjusted for inflation. Household Median Incomes are averages by Super Neighborhoods

Asian population includes American Indian and Alaska Native, Native Hawaiian and Pacific Islander categories.

Additional discussion of data limitations is found in the Appendix.